

City of Milpitas Building Inspection Division

455 E. Calaveras Blvd., Milpitas, CA 95035
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Re-Roof Requirements

Re-roof permits are required when more than 25% of a single/multifamily residence or 10% or 20 squares (whichever is least) of commercial/industrial roof is replaced within a 6 month period. The following information is applicable to all re-roof projects.

► Inspections:

The following inspections are required on all re-roofing jobs in the City of Milpitas. The contractor or owner must provide roof access (ladder to roof) for the following inspections:

1. **Pre-Roofing:** Inspections before any re-roof material is applied.
2. **Roof-Nail:** Inspection of plywood (or wood) to create solid deck prior to cover (when applicable).
3. **In-Progress:** Inspection while the roof is being applied.
4. **Final:** Inspection when all work has been completed. Permits expire 180 days from last inspection.

► Specific Requirements:

1. If the roof is **not** removed to the original deck, access to the attic may be required for an under roof check of the structural system, as well as the condition of the roof deck.
2. At the time of the **pre-roof inspection**, all damaged decking and support must have been replaced.
3. **Roofing materials** must be installed per the manufacturer's installation instructions, or per Chapter 15 of the Uniform Building Code, whichever is the most restrictive.
4. On townhouses, condominiums, or single family residences, installation of **smoke detectors and spark arrestors** on all chimneys is required. Installation must be made prior to the Final Inspection.
5. All work located in the **"Hillside" areas** must install Class "B" roofing system (east of North Park Victor Drive, Evans Road and Piedmont Road.) and installed to 80 mph wind speed standards.
6. All work located in **other than "Hillside" areas** must be installed to a minimum Class "C" roofing system. (Chapter 553 Statutes of 1992 effective 7/1/95).
7. **Flat Roofs:**
 - a. When old roof membrane is removed to original deck, it is recommended (not required) that deck be re-sloped to 1/4 inch per foot minimum in order to prevent accumulation of water.
 - b. If excessive accumulation of water (ponding) exists (standing longer than 24 hrs.), it must be addressed in conformance with UBC Section 1506.
 - c. If the roof is not re-sloped, the roof membrane installed must be approved for a flat roof installation.

**If you have any questions regarding the above, please contact
the Senior Building Inspector at 408-586-3251.**